

Comparable Sales

1	7 BUCHANAN STREET BALLINA NSW 2478	Sold	RS \$780,000
	3 1 2 465m² 112m² Year Built - DOM 27 Sold Date 29-Oct-25 Distance 0.6km First Listing \$850,000 - \$900,000 Last Listing \$850,000 - \$900,000		
2	86 FOX STREET BALLINA NSW 2478	Sold	\$810,000
	4 1 2 544m² 110m² Year Built 1970 DOM 49 Sold Date 18-Aug-25 Distance 1.01km First Listing Guide \$775,000 - \$825,000 Last Listing \$810,000		
3	4 PRINCESS AVENUE BALLINA NSW 2478	Sold	\$830,000
	3 1 3 582m² 113m² Year Built 1980 DOM - Sold Date 24-Jul-25 Distance 0.77km First Listing - Last Listing -		

Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$780,000 - \$850,000, but we are unsure where the price will end up. We recommend you inspect the property to determine what it may be worth to you.

Kind Regards
Team Mills

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

* This data point was edited by the author of this CMA and has not been verified by Cotality